



CITY OF ST. MARYS
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558

MINUTES for PUBLIC HEARING and REGULAR MEETING

St. Marys, Planning Commission
Tuesday, July 26, 2011
City Hall Council Chambers

PUBLIC HEARING

The meeting was called to order at 5:30PM.

The following committee members were present: Royal Weaver, Charlotte Bartzack, Arlene Norris, Doug Cooper and Larry Johnson.

Roger Weaver represented the Planning Department.

The following items were heard in Public Session at a Public Hearing held Tuesday, July 26, 2011 at 5:30 PM in City Hall Council Chambers, 418 Osborne Street, St. Marys, GA 31558.

1. **MINOR SUBDIVISION** Harry Rogers & Allen Rogers, 264 & 206 Magnolia Street, St. Marys, GA 31558 requests MINOR SUBDIVISION approval for a three lot to two lot MINOR FINAL. Applicant wishes to divide parcel 135D-012 between parcels 135D-011 & 135D-013 creating two parcels out of the three existing parcels. The property is zoned R-1.
Allen Rogers presented the request to the Planning Commission. There were no comments or questions from the public.
2. **VARIANCE:** Edward Nuzum, 20 Marchi Drive, St. Marys, GA 31558 is requesting a variance to replace a dilapidated manufactured home located at 300 Miller Drive, in R-1 zoning, with a new manufactured home.

Mr. Nuzum presented his request to the Planning Commission.

The following people stood before the Planning Commission stating they were not in support of Mr. Nuzum being allowed to replace his manufactured home with another manufactured home on the property.

Dottie Gay, 400 Miller Street, stated she was not in favor of the PC approving the request.

Daniel Myzell, 208 Miller Street, stated he was not in favor of the PC approving the request.

Ayn Triunfo, 508 Bowen Street, stated she would like the manufactured home to be removed, ditch cleaned up for drainage purposes and trees removed.

Motion to Adjourn Public Hearing - Motion was made by Charlotte Bartzack to adjourn the Public Hearing. Royal Weaver seconded the motion. Voting was unanimous in favor of the motion.

REGULAR MEETING

Approval of Minutes of June 28, 2011 Meeting -Charlotte Bartzack made a motion to approve the minutes as submitted. Doug Cooper seconded the motion. Ms. Norris was not in attendance at the June 28, 2011 meeting and requested to abstain from the vote. The vote was (4) to approve, (1) abstention.

Old Business - None

New Business

1. **MINOR SUBDIVISION** Harry Rogers & Allen Rogers, 264 & 206 Magnolia Street, St. Marys, GA 31558 requests MINOR SUBDIVISION approval for a three lot to two lot MINOR FINAL. Applicant wishes to divide parcel 135D-012 between parcels 135D-011 & 135D-013 creating two parcels out of the three existing parcels. The property is zoned R-1.

Charlotte Bartzack made a motion to approve the request as presented. Second by Doug Cooper. Voting was unanimous in favor of the motion.

2. **VARIANCE:** Edward Nuzum, 20 Marchi Drive, St. Marys, GA 31558 is requesting a variance to replace a dilapidated manufactured home located at 300 Miller Drive, in R-1 zoning, with a new manufactured home.

Charlotte Bartzack made a motion to deny the request stating she would not like to see manufactured or mobile homes on this large lot and manufactured homes are not permitted in R-1 zoning. Second by Doug Cooper.

Discussion: During the discussion, at the request of the Chair, the Planning Director read from the ordinance the definitions of manufactured home, mobile home, and modular home, as well as the section of the R1 ordinance discussing this issue.

The vote was (0) to approve, (5) to deny. The request was denied. Mr. Nuzum was further advised after the vote that he has the right by ordinance to appeal the decision to City Council by submitting a written notice to the Planning Director within (15) days of the decision of the Planning Commission.

Granting Audience to the Public: No Comments.

Discussion:

- Randy Prescott – Mr. Prescott wishes to address the Planning Commission, for discussion only, regarding the possibility of having a bait shop at his residence at 201 Third Street.

The Planning Commission stated Mr. Prescott would need to apply for a Special Use permit and request to be placed on a future Planning Commission agenda.

Motion to Adjourn Regular Meeting – Charlotte Bartzack made a motion to adjourn the regular meeting. Arlene Norris seconded the motion. Voting was unanimous in favor of the motion. The meeting adjourned at 6:15 PM.